



# **FREDERICK COUNTY PLANNING COMMISSION**

**January 8, 2014**

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**TITLE:** Landon House Complex

**FILE NUMBER:** SP-98-29, AP# 13837, FRO# 13839, SWM# 13838

**REQUEST:** **Concept Site Development Plan Approval**  
The Applicant is requesting Concept Site Development Plan approval for a mixed use project consisting of medical office, general office, retail, restaurant, and residential uses in 5 primary buildings (4 new structures and 1 existing structure) located on a 5.7-acre site in Urbana.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Located on the north side of Urbana Pike at its junction with MD 80, across from the site of the former Cracked Claw/Peter Pan Inn, south and west of Worthington Boulevard in Urbana

**TAX MAP/PARCEL:** TM 96; Parcel 38

**COMP. PLAN:** Village Center

**ZONING:** Village Center

**PLANNING REGION:** Urbana

**WATER/SEWER:** W-3; S-3

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** PCR Ventures, LLC

**OWNER:** - same -

**ENGINEER:** Terra Solutions Engineering, LLC

**ARCHITECT:** Architectural Concepts Group, Inc

**ATTORNEY:** N/A

**STAFF:** Denis Superczynski

**RECOMMENDATION:** Continuance

**ATTACHMENTS:**

EXHIBIT 1- Concept Site Plan  
EXHIBIT 2- Proposed Subdivision Strategy

## STAFF REPORT

### Development Request

The Applicant is requesting Concept Site Development Plan approval for a mixed use project consisting of over 53,679 s.f. of retail, restaurant, medical office, general office, and residential uses on a 5.7 acre Site including:

- The Main house which is being adaptively reused as a restaurant (cellar and first level), offices (second level), and two apartment units (third level). Applicant proposes a 10,000+ s.f. addition for use as a banquet hall in association with the restaurant;
- Two, 2-story buildings for medical/office (8,640 s.f. each). May also accommodate residential uses on the 2<sup>nd</sup> levels
- One 2-story building for retail (8,640 s.f.)
- One single-story building for retail (3,000 s.f.)

The primary proposed uses are being reviewed as: medical clinic, office business, office professional, and restaurant land uses under the heading of *Commercial Business and Personal Services*; general retail land uses under the heading of *Commercial Uses – Retail* (specific users have not been identified for the retail portion of the project, therefore several headings in the Use Table may apply); and, two-family dwellings under the heading of *Residential Uses* per §1-19-5.310 Use Table in the Zoning Ordinance. All proposed uses are principal permitted uses in the VC Zoning District subject to Site Development Plan approval. Further details regarding the retail uses may be provided as part of the Site Development Plan application.

Additionally, this Concept Site Development Plan proposal is being reviewed under the *Mixed Uses* provision of per §1-19-7.500(B)(4) of the Zoning Ordinance which permits multiple principal structures on a single lot with a finding from the Planning Commission that the listed criteria of that section have been met.

As required by Zoning Ordinance §1-19-7.500(D), Site Development Plan proposals in the VC Zoning District are required to submit plans to the Planning Commission (or its representative) for Concept Site Development Plan Approval. This Concept Site Development Plan must demonstrate how the proposed activity will meet development standards listed in §1-19-7.500(C).

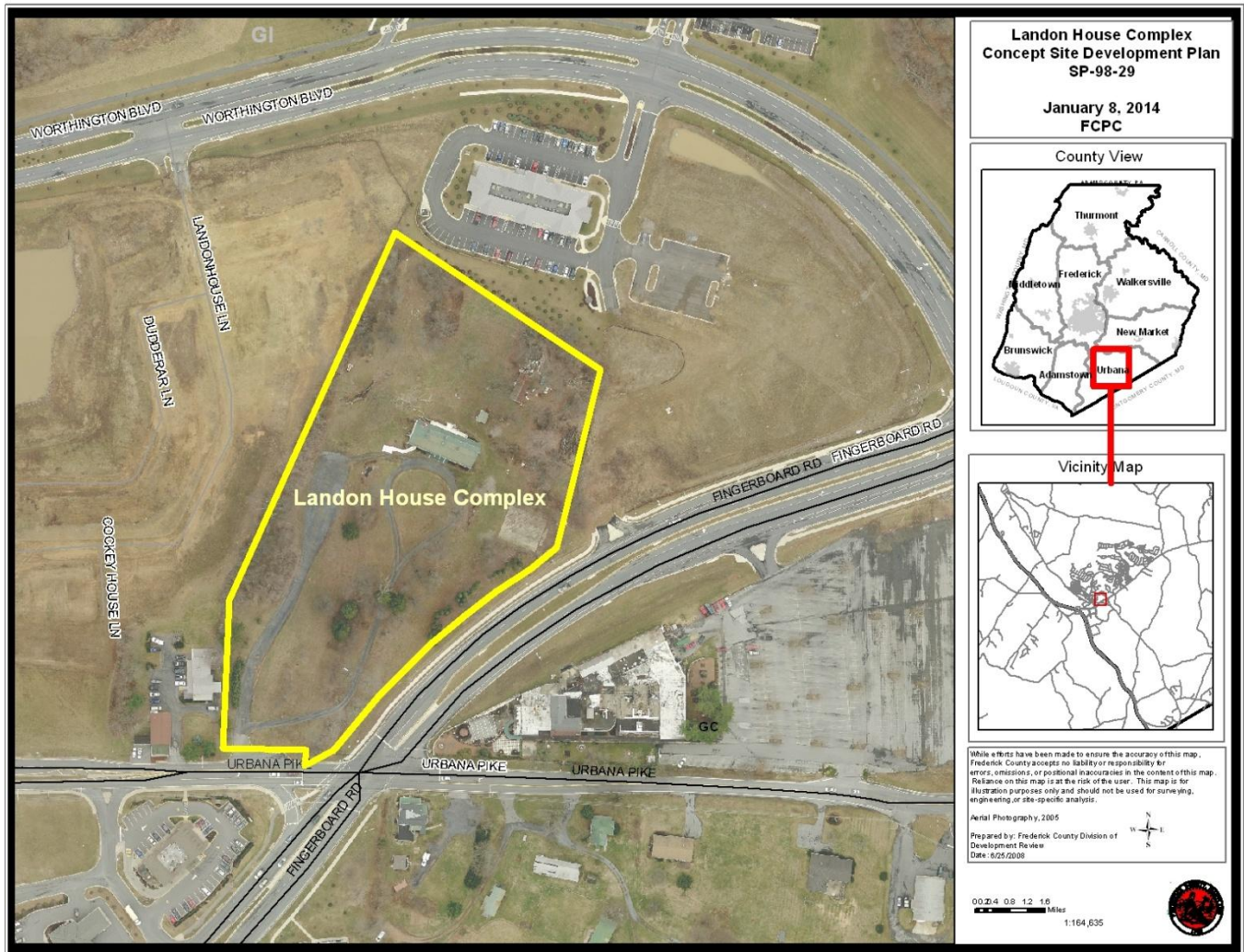
## BACKGROUND

### Development History

In 1998, an Addition Plat was recorded that added land from a larger tract to the Landon House tract creating a 6.319-acre parcel around the Landon House. This Site was previously subject to an approved Site Development Plan (#SP-98-29) – also from 1998 - which permitted use of the first and second floors of the main building as offices. This approval required construction of a 24-foot drive aisle from MD 80 as well as an 18-space parking lot. In 2004, a 0.609 acre outlot along the southeastern edge of the property was conveyed to SHA for the realignment of MD 80.

A subsequent Concept Site Plan (AP 6610, August 2008), for 43,750 s.f. of retail and commercial office uses (in three new structures), was withdrawn by the previous owner after failing to garner a positive Staff recommendation to the Planning Commission.

A Type 2 Site Development Plan (AP 13806), memorializing and expanding slightly the permitted office uses in a modestly expanded Landon House, was approved by Staff in December 2013.



Site Plan Application	Total Building Square Feet	Number of primary buildings	General Site Improvements
<b>SP-98-29 (pre-2012)</b>	<b>10,587 sf</b> (5,994 sf approved for office use)	1	Access via Urbana Pike; 18 approved parking spaces
<b>SP-98-29 (Type 2 – Dec. 2013)</b>	<b>13,897 sf</b>	1	Access via Urbana Pike; 61 approved parking spaces and modest building access improvements
<b>SP-98-29 (Current Concept Plan Application, AP 13837)</b>	<b>53,679 sf</b>	5	Access via Urbana Pike, Worthington Blvd, and MD 80; integral vehicular circulation drive connecting to shared drive along eastern edge of property; 224 parking spaces; landscaping plan



### Existing Site Characteristics

The Site is currently occupied by a single structure known as the Landon House. The entirety of the Site is listed on the National Register of Historic Places (NR) (#F-7-3, Stancioff Property) for both its architectural character and for its association with events during the Civil War. All previously existing outbuildings have been demolished or disassembled during the past nine months in preparation for renovation of the main structure which dates from the early 19<sup>th</sup> Century. Based on the best evidence available, the Landon House is thought to have been constructed or re-constructed utilizing materials or components from an earlier structure, possibly an industrial building. Extensive reconstruction of the main building by the current owner has been underway for several months. Clearing of dead and damaged vegetation, as well as significant site work in the vicinity of the planned rear addition permitted under the Type 2 Site Development Plan (AP 13806), constitutes the most significant alteration of the NR Site since its listing in April 1975. The recent site work has increased the visibility of, and from, the Site and has reinforced the visual prominence of the property within the context of both older and newer Urbana.

The Applicant's Site sits atop an elevated rise which casues the house, and the proposed new buildings on the Site, to assume a dominant position in the Urbana landscape, particularly when viewed from the north and east.



Figure 1. The view of Landon House – in the center of the image in the far distance – from the front entrance of Urbana High School.



Current vehicular access to the Site is confined to the existing driveway entrance onto Urbana Pike. The original driveway entrance to Urbana Pike has been closed off.

The Site is surrounded by a variety of existing and planned land uses. Along its western boundary, townhouses are being constructed as part of the continuing development of the Villages of Urbana (Section M-1F). A renovated historic structure situated west of the service entrance to the Landon property is currently used as offices. The southern tip of the Site faces the junction of MD 80 and Urbana Pike. A McDonald's restaurant is located directly across from the service drive on the south side of Urbana Pike. Along the eastern boundary of the Landon Site - across MD 80 - is the former Cracked Claw/Peter Pan Inn which is currently undergoing extensive redevelopment as a small retail commercial center. On its northeastern and northern boundaries, the Landon House Site adjoins a planned commercial/office center with which the Landon Site will share vehicular access via a service drive connecting Worthington Boulevard and MD 80. Frederick Memorial Hospital currently operates medical offices in a facility immediately north of the Landon Site.



Figure 2. View of the rear of the Landon House from the northeastern corner of the property (Oct. 22, 2013)

## **ANALYSIS**

### **Summary of Development Standards Findings and Conclusions**

#### **Form and Layout**

In its conceptual form, the proposed Landon House Complex is comprised of five (5) primary structures – (four proposed buildings and one existing building) proposed to contain 53,679 sq ft of retail, medical office, general office, restaurant, and residential land uses. The proposed development consists of the following: 1) the main house which is being adaptively reused as a restaurant (cellar and first level), offices (second level), and two apartment units (third level). The main building would also see a significant expansion to the rear adding 10,000+ sf of enclosed space for use as a banquet hall in association with the restaurant; 2) three, 2-story buildings for retail and medical/office (26,000 sq ft) situated along the western edge of the Site, 3) a single-story retail building (8,640 sq ft) located southeast of the main house at the intersection of the proposed shared drive and MD 80.

A proposed service drive – shaped roughly like an upside down fish hook – would provide the internal site circulation and provide access to most of the parking planned for the property. This internal circulation drive would connect with the shared drive at the northeast corner of the Site and would allow traffic to enter the Site from Worthington Boulevard (MD 355) and from MD 80, across from the Cracked Claw/Peter Pan Inn property.

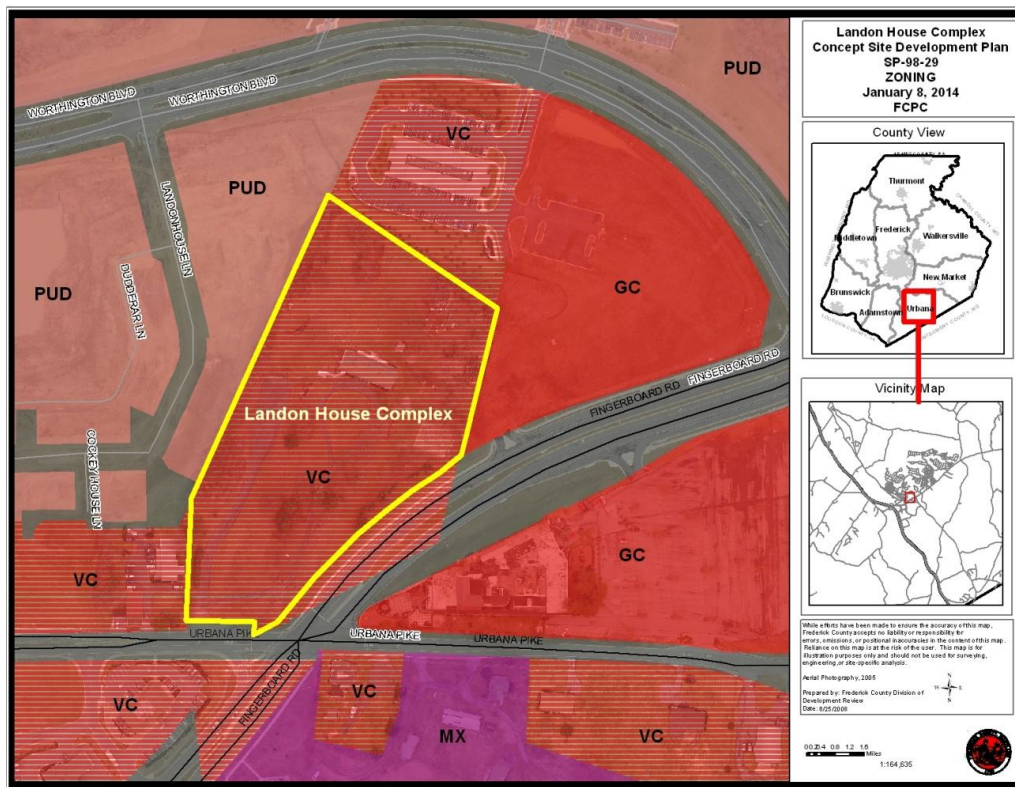
The original loop drive would remain – providing service to the front of the Landon House as well as an additional 38 parking spaces. This historic drive would remain unpaved and allow the front yard of the historic home to remain relatively free of new construction and modern visual intrusions. A secondary loading space is situated along the front entrance of the house. The primary loading space is located behind the main building and is situated to provide the most convenient and least disruptive (operationally) point for deliveries and service calls to the restaurant and banquet hall facility.

New structures planned for the Site – as well as the banquet hall addition to the historic home - have been scaled to minimize the visual competition with the main house. Application materials that would illustrate the architectural treatment of all new construction and reconstruction on the property have not been provided by the Applicant as of the writing of this staff report.



**Figure 3. The Landon House under renovation – a view of the front of the building from within the driveway loop (Oct 22, 2013)**





Mixed use development is encouraged in the VC district through the allowance of a mixture of land uses within a structure or within a site. Multiple principal structures and uses on a single lot, as proposed by the Applicant, are permitted in the VC district when approved by the Planning Commission via the Type I Site Plan Review process (Sect. 1-19-3.300 through 1-19-3.300.4). If the Applicant receives Concept Site Plan approval, the project may then move forward with an application for a Type I Site Plan Review.

#### Development Density

The Concept Development Plan proposed project density is as follows:

Residential Density Proposed in Concept Plan -	2 DUs or 0.35 DUs/acre
Maximum Residential Density (in growth area) -	5 DUs/acre

Non-residential density in the VC district is not limited explicitly other than by practical site, circulation, design, dimensional regulations, and infrastructure constraints.

#### Parking and Access

In accordance with requirements for multiple principal uses/structures on a single lot within the VC district, the proposed development utilizes a shared parking concept to serve the mix of uses envisioned for the Site. Parking has been located to the side or rear of buildings where possible – and diminished in scale and depth - in an attempt to maintain a more pleasant pedestrian environment along the internal drive. Although specific parking dimensions and circulation will be reviewed at the Site Development Plan application, the concept plan proposes 224 parking spaces within the development distributed as follows:

Bldgs A, B, and C	93 spaces
Landon House (rear)	60 spaces
Original Loop Drive	38 spaces
Bldg E	33 spaces
<b>TOTAL PROPOSED</b>	<b>224 spaces</b>
<b>TOTAL REQUIRED</b>	<b>220 spaces</b>

Most of the surface parking spaces are physically located in areas that allow for easy and convenient sharing between uses. Furthermore, the likely staggering of peak times and days between the medical offices, restaurant, banquet hall (predominantly utilized on weekends), retail, and residential uses will likely result in a parking plan more than adequate to meet the needs of the Site as planned.

The Site would be accessed with a full movement entrance from Worthington Blvd. (MD 355) and right-in/right-out access to MD 80 via the adjoining Urbana Commons property to the east, as well as a direct right-in/right-out access on Urbana Pike. For safe and efficient travel on the adjacent roads, few, if any, trips should be generated from these proposed uses until the full movement access at MD 355 is attained. The exact language of this control will be determined as part of the Site Development Plan review, when a traffic study is available.

As part of the Site Development Plan approval for Section M-1F of the Villages of Urbana, the Planning Commission required the Applicant to maintain a clear area for a potential future connection between Cockey House Lane and any future development on the Landon House Site through the Cockey House property. As part of this Concept Site Plan, Staff recommends that this possibility not be precluded by the location of any structure in the path of this connection. The proposed plan does not currently show this connection which would occur south of Building A across an area identified for an SWM landscaped infiltration area. At a minimum, the Applicant should eliminate the SWM pond, grade the driveway, and construct a pedestrian connection to accommodate a future inter-parcel connection of the adjoining property.

#### Parks and Green Space

In addition to the large open space areas along, and within, the loop drive which occupy approximately 25% of the Site, a few smaller green areas are distributed around the Site and are illustrated on the Concept Plan. The zoning ordinance in Sect. 1-19-7.500 (B)(4)(c) requires 726 s.f. of common plaza/green area per 2,000 s.f. of gross floor area. The project will have a total of approximately 53,679 s.f. of floor area, which would require 19,485 s.f. of open space. The concept plan proposes over 2.5 acres of open space and common plaza area.

In addition to the gross acreage open space requirement, the zoning ordinance also requires that mixed use projects with a residential component provide a common plaza/green area. The Concept Plan maintains the loop drive and in so doing, provides an elliptical common area shared by four of the five structures which serves as a central meeting place, circulation point, and visual amenity for the development.

#### Public Facilities

Public water and sewer service is intended to be utilized to serve this development. The Site is currently classified S-3/W-3 in the County's Water and Sewer Plan.

#### Detailed Analysis of Development Standards

Concept Plan Approval for VC projects is required as provided in §1-19-7.500(D) Procedures – concept of the Frederick County Zoning Ordinance.

**Site Development §1-19-7.500 (D): Development requiring site development plan review, as provided in Landon House Complex – Concept Site Development Plan**



§1-19-5.310 Use Table, shall receive concept plan approval from the Planning Commission or its authorized representative as the first step in the development review process. The concept plan, submitted in conformance with §1-19-3.301.2 (B) shall demonstrate:

(a) The manner in which the standards within this section have been met by the proposed development; and,

(b) The manner in which the proposed development conforms to adopted county community or corridor plans for the area where the development is proposed.

- **Conformity with Community or Corridor Plan –**

- No county community or corridor plan has been adopted for the Urbana area. Generally, the proposal demonstrates adherence to the general principles for compact development outlined in the County's Comprehensive Plan through seeking a mix and intensity of uses conducive to the continuing development of compact neighborhoods in areas served by public infrastructure and facilities.

- **Storage and Operations/Refuse and Recycling/Signage –**

- Commercial activity proposed for the Site must demonstrate detailed compliance with this item at the time of Site Plan review. The Concept Plan as submitted does not preclude compliance with the Code and generally meets expectations for approval at the time of Site Plan Review.

- **Site Development and Layout –**

- Every effort has been made by the Applicant to ensure that buildings face the public ways and primary internal streets (roads, pedestrian network). The visibility of rear building facades is minimized through careful arrangement of the mixed use structures along existing lines of vegetation. Pedestrian facilities in this concept plan are illustrated as primary elements and organizing features in the laying out of the Site while maintaining practical access for vehicles on the property. Furthermore, the Concept Plan illustrates several interconnection points to adjoining properties both for pedestrian and vehicular access.
- Maintenance of the unobstructed view of the front of the Landon House from Urbana Pike and MD 80 reinforces the visual connection between the main structure and the public realm.
- As the retail and office structures move through the development review process in the future, the visual screening of undesired views of service facilities and activities will need to be carefully thought out and resolved at the time of Site Plan review.
- The proposed Concept Plan adequately differentiates between areas of pedestrian access and areas of vehicular movement. The potential vehicular or pedestrian connection to the west to the Cockey House property and Cockey House Lane acknowledges and plans for future development/redevelopment along Urbana Pike and is entirely in keeping with the County's desire to anticipate future growth during the development review process.
- The opportunity for joint- or shared parking is strong. The Applicant has proposed shared spaces serving all areas of the development thus meeting the intent of this standard. On-street parking is not feasible along the public roads serving the Site and would not function well within the Site along the narrow internal drive aisles.
- The proposed development has been designed around an internal driveway network that is interconnected and facilitates efficient movement through and within the Site. The Applicant, in cooperation with the neighboring Urbana Commons property developer, has proposed one full movement and two partial access points to and from the Site that support efficient traffic movement while not disrupting vehicle flow on public roadways. The primary access connection to the shared drive along the eastern boundary of the property accomplishes a high level of interconnectivity by providing links onto two state

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highways serving the community.

- The layout allows for both vehicular and pedestrian interconnections between the various uses on the property as well as the surrounding neighborhood and adjoining planned office/retail uses east of the project. The weakest link remains on the western side of the project, however a pedestrian connection may be possible in the future and is not precluded by the layout presented in this Concept Site Development Plan.
- This project is located within one-half of a mile to the SHA Park and Ride site at Urbana Church Road. Connections to MARC, Metro, and regional airports are currently available via the express bus system operating from this point. Right-of-way for the planned I-270 Transitway is reserved on the adjoining parcel along Worthington Boulevard. Pedestrian access to this planned facility is accommodated along the shared internal drive.

- ***Building Massing and Bulk –***

- With no community or corridor plan in effect for the Urbana community, building massing and bulk will be limited only by the underlying zoning regulations. In plan view, the new structures appear to compete with the Landon House. It is likely that a study of the massing and site placement of the three new structures located along the property's western edge will reveal that their visual impact on the main house will be minimal. An appropriate architectural response to the placement and scale of Building E may include reducing the overall size of the building, shifting its location on the Site, altering the configuration of the building, or deploying specialized architectural treatments or elements that demonstrate visual subservience to the main house. In all cases, the primary goal of Staff throughout the review process will be to protect the character of the Landon House by ensuring that any design or engineering approach respects this building's preeminence on this Site.
- All of the buildings in this project are oriented to show their access/entry features to the public or private internal drive or court. The concept plan maintains human-scaled architectural elements as illustrated in the architectural elevations for the Landon House renovation.
- The Landon House structure, with its proposed Banquet Hall expansion, would measure approximately 70 s.f. above the permitted 10,000 s.f. maximum building footprint in the Village Center district. The Planning Commission may approve buildings with a footprint above 8,000 s.f. in growth areas only. The Applicant must demonstrate how their proposed structure meets the criteria for such an increase in the building footprint as listed in §1-19-7.500.(4)(d) of the Zoning Ordinance
- Although specifics regarding materials and finishes will be determined at the time of Site Plan review, the visualization material typically submitted for the Concept Plan generally provides information related to building shape, height, massing and window and door placement. The Applicant has submitted renderings of the Landon House structure itself, but has not provided any material that would indicate the form or design of the proposed new structures on the Site. Staff will work with the Applicant, in future applications, to ensure building design and finishes that are internally cohesive and respectful of the historic structure existing on the Site. Certain high-visibility structures and architectural features (i.e. corner units) would be targeted for a three- or four-sided architectural treatment to ensure that critical design elements are 'wrapped' around the entire public-facing façades.

- ***Multiple Structures and Mixed Uses –***

- The proposed uses include a mixture of commercial and residential integrated within the Site and in one instance, within a single structure. Additional opportunities for residential apartments above the offices should be explored by the Applicant. In addition to providing a type of living unit that is generally not available in this neighborhood, the integration of residences in this project will provide an added measure of security for the offices and retail uses by allowing for 24-hour presence on the Site.

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- ***Dimensional Regulations (Height and Setbacks) –***

- Per §1-19-7.500(B)(3) the VC district provides for the establishment of dimensional standards on a site-by-site basis, using adjoining and facing buildings as a guide. Given the unusual nature and layout of this project, the setbacks as illustrated appear to be in keeping with the spirit of the VC district and furthermore will permit the Landon House historic structure to retain its prominence on the Site.

### **Findings/Conclusions**

Based upon the review and analysis as provided above, Staff finds that the proposed application generally meets the intent of the Development Standards within the VC zoning district. Staff will continue to work with the Applicant as the project moves through the development process to address all outstanding items as discussed within the Staff Report. Staff anticipates that the application will meet the site plan review criteria as set forth in §1-19-3.300.4 including items related to site development, transportation, parking, public utilities, natural features, and common areas.

### **Other Applicable Regulations**

#### ***Forest Resource – Chapter 1-21:***

Concept Plan review triggers the submission of a Forest Stand Delineation and Preliminary Forest Conservation Plan (as required per section 1-21-31 of the Frederick County Code), which identifies areas for reforestation, afforestation and priority areas for conservation, including retention of specimen trees (trees over 30 inches in diameter at breast height (dbh)).

The Site contains 4 specimen trees but no existing forest stands. The Applicant has submitted the required FRO plan and proposes to mitigate the 0.86 acre FRO mitigation requirement by purchasing Forest Banking Credits.

State law (5-1607(c)(2)) and County law (1-21-40 (B)) require all specimen trees (trees that are 30 inches or greater in diameter) to be retained unless the Applicant has demonstrated that “all reasonable efforts have been made to protect them and that the plan cannot reasonably be altered”. Section 1-21-40 (e)(1) also requires the protection of trees that are associated with a historic site or a historic structure. The specimen trees on this Site meet 3 separate priority retention criteria. Removal of specimen trees or trees associated with a historic site or historic structure requires the Applicant to submit a FRO Modification request, justification statements, meet unwarranted hardship provisions, and receive Planning Commission review and approval.

The Applicant proposes to retain 3 of the 4 specimen trees. However; the proposed development layout shown on the Concept Plan fails to adequately protect the 3 specimen trees. When protecting a specimen tree, the tree’s critical root zone (CRZ = a diameter equal to 1 foot for each inch of tree diameter) must be left substantially undisturbed. No more than 30% of the CRZ can be disturbed.

- 53” Red Oak: This significant tree is located in the rear of the existing Landon House. Nearly 100% of this tree’s critical root zone will be disturbed based on the Concept Plan layout. The grading proposed within 20 feet of the tree must be eliminated. The proposed 12’ x 50’ loading space must be eliminated, the proposed retaining wall must be relocated approximately 20 feet to the north and east, and the proposed parking, drive aisle, and water and sewer lines must be adjusted.
- 30” Tulip Poplar: This tree is located on the east side of the circular driveway. Approximately 60% of this tree’s CRZ will be disturbed based on the Concept Plan layout. Although the existing driveway is situated within this tree’s critical root zone, the Concept Plan does not illustrate if

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earth disturbance is required for the widening of the lane. This impact, as well as the impact of the proposed entrance serving proposed Building E must be further evaluated and, if necessary, redesigned to limit the impact to the CRZ. The western edge of the existing driveway should be held and any proposed widening should occur on the east side of the existing driveway, further away from the tree.

- 32" Basswood: This tree is located between proposed Building B and the circular driveway. Approximately 30% of this tree's CRZ will be disturbed based on the Concept Plan layout. Removal of 3 parking spaces and a slight shift of the proposed SWM infiltration system will drastically reduce the impacts to this tree.
- 30" Silver Maple: This tree is located in the Northeast corner of the property and is located within a proposed street that will serve the Landon House Site as well as Urbana Commons. At the time of site plan application, the Applicant must submit a modification request and document why the plan cannot be reasonably altered to save the tree.

Because this development is conceptual at this point in time, the required FRO modification for removing the 30" Silver Maple specimen tree may be delayed until the next phase of the development, which will be the submittal of a Site Development Plan.

If the Planning Commission approves the proposed Concept Plan, Staff recommends the following conditions to address the specimen tree retention issues:

- Approval of the Concept Plan by the Planning Commission does not provide support for or guarantee a favorable determination regarding a future FRO Modification application.
- A FRO Modification application for removal of the 30" Silver Maple specimen tree will be required prior to or concurrent with Site Plan submission for this project.
- Approval of this Concept Plan by the Planning Commission does not provide final approval of the development layout shown on this plan, and design changes as outlined in this Staff report are required in order to preserve the 3 specimens discussed in detail above.

### ***Historic Preservation – Chapter 1-23:***

Although this Site is listed on the National Register of Historic Places, no state or federal funding, permitting, or relevant licensure is required that would trigger Section 106 procedures of the Historic Preservation Act. It is possible that recent and planned activities on the Site including removal of outbuildings, grading, building renovations, and construction of new structures on the Site, could jeopardize the National Register listing. The Applicant has discussed the project informally with the Historic Preservation Commission (October 9, 2013) and the HPC has issued a similar warning to the Applicant regarding the NR status as well as the potential for listing on the County Register. Since the Applicant is not seeking federal or state tax credits, and is not in need of any special zoning consideration available through historic designations, the sole remaining historic preservation issue is the need for the Applicant to address the Village Center design standards as they relate to existing and planned buildings within that zoning district. Other than a note indicating the NR status of the Site (to be added to future Site Development Plan submittals), no additional historic preservation documentation is required of the Applicant.

### **Findings/Conclusions**

The Applicant is required to address these other applicable regulations as part of the Site Development Plan approval process moving forward after this Concept Plan has been approved or approved with conditions.

## **RECOMMENDATION**

Staff recommends that the Planning Commission continue this Concept Site Plan review until such time as the Applicant has brought forward the required visualization materials necessary for Staff to properly and adequately review the proposal for compliance with the submittal requirements and Design Standards established in §1-19-3.300.2 (Concept Plan) and §1-19-7.500 (Village Center Overlay Standards) of the Zoning Ordinance.

The following comments address final Site Development Plan review:

- 1) Applicant will work to correct plan notes to reflect the latest iteration of the proposed concept site plan with particular emphasis on Notes #2 and #12. All references to land uses on the Site Development Plan shall reflect the specific uses as defined in §1-19-5.310 (Use Table) of the Zoning Ordinance.
- 2) The reconstructed stone chapel shall be sited as far to the west as possible to diminish the visual impact of this newly added structure along the front of the property.
- 3) The Applicant must demonstrate compliance with the County's Forest Resource Ordinance as follows:
  - Approval of the Concept Plan by the Planning Commission does not provide support for or guarantee a favorable determination regarding a future FRO Modification application.
  - A FRO Modification application for removal of the 30" Silver Maple specimen tree will be required prior to or concurrent with Site Plan submission for this project.
  - Approval of this Concept Plan by the Planning Commission does not provide final approval of the development layout shown on this plan, and design changes as outlined in this Staff report are required in order to preserve the three specimen trees discussed in detail above.
- 4) No Site Development Plan for the Landon House Complex may be approved by the Planning Commission until such time as there is an approved Preliminary Subdivision Plan to resolve the shared internal private drive configuration.
- 5) Applicant shall clarify or correct the parking space calculation to reflect the total number of spaces provided on the Site, inclusive of handicap spaces. Any spaces provided above the number required by the Zoning Ordinance shall trigger the requirement for a Parking Modification request to be filed with the Site Development Plan application.
- 6) At the time of Site Development Plan application, the Applicant must address outstanding landscape requirements for screening parking areas, providing tree canopy shading of paved surfaces, and providing street trees appropriate to the Site given its historic significance.

## **PLANNING COMMISSION ACTION**

### **MOTION TO CONTINUE**

I move that the Planning Commission **CONTINUE its review of Concept** Site Plan #SP98-29 (AP-13837, FRO 13839, SWM 13838) for the proposed **Landon House Complex** development, for \_\_\_\_\_ days, and until such time as the Applicant has provided the required application material as listed in §1-19-3.300.2 (Concept Plan) and §1-19-7.500(C) (Village Center Overlay Standards) of the Zoning Ordinance.

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